

Table of Permitted Uses		
Use	Bar Harbor Historic	Bar Harbor Residential
Accessory dwelling	c	c
Activities necessary for managing/ protecting land . . . # 1	a	a
Agriculture, avocational		
Agriculture, commercial		
Agriculture, homestead		
Automobile repair garage		
Automobile sales lot		
Automobile service station		
Bank		
Bulk oil and fuel tank storage		
Campground		
Cemetery		
Child Care center		
Cocktail lounge		
Commercial kennel		
Commercial art gallery or pottery barn		
Commercial boat yard		
Commercial fish pier		
Commercial garden, greenhouse or nursery		
Commercial stable		
Commercial structure		
Driveway construction	c	c
Eleemosynary, educational or scientific institution	b	
Essential services accessory to a permitted use or structure	c,b7	c,b7
Farmers' market		
Ferry terminal		
Filling/earth moving activity less than 10 cubic yards	a	a
Filling/ earth moving activity 10 cubic yards or more	c	c
Food processing and freezing (excluding slaughterhouse)		
Food processing and freezing		
Forest management activities except timber harvesting ¹	a	a
Forest management activities including timber harvesting, . . . # 2 ¹		
Gift shop		
Government facility and grounds		c,b2

NOTE:

¹ An amendment adopted 11-4-2008 provided that these provisions are repealed on the date established under 38 M.R.S.A. § 438-B, Subdivision 5.

Table of Permitted Uses		
Use	Bar Harbor Historic	Bar Harbor Residential
Grocery store		
Hospital		
Laundry or dry-cleaning establishment		
Light manufacturing/assembly plant		
Liquor store		
Lumberyard or sawmill		
Marina		
Medical clinic		c,b10
Mineral extraction		
Mineral extraction and processing		
Mobile home park		
Multifamily dwelling I	b	b
Multifamily dwelling II		
Municipal school		b
Municipal facility and grounds		
Museum	c,b10	
Newspaper or printing facility		
Noncommercial greenhouse	c	c
Noncommercial kennel		c,b2
Noncommercial stable		
Nonintensive recreational uses not requiring structures . . . # 3	a	a
Nonresidential facility for education and scientific purposes		
Nursing/convalescent home or congregate housing		c,b10
Other processing and manufacturing facility		
Parking garage and parking lot		b
Parking lot w/10 or fewer spaces accessory to permitted use	c	c
Parking lot w/10 or more spaces accessory to permitted use		
Pier, dock, wharf, breakwater or other use projecting into the water	c,b6	c,b6
Place of worship		
Private club organized after 5-2-88 or . . . # 4	b	b
Private compulsory school		b
Private school		
Private sewage disposal system accessory to permitted uses	1	1
Professional office building		
Public or private park w/ minimal structural development	c	c
Public utility installation		c,b2
Recreational boating facility		

Table of Permitted Uses		
Use	Bar Harbor Historic	Bar Harbor Residential
Repair services (other than auto)		
Research facility		
Research production facility		
Residential facility for use by employees, students, trainees . . . # 5		
Restaurant		
Restaurant, takeout		
Retail business establishment not otherwise listed		
Retirement community		
Road construction	b	b
Roadside stand		
Seafood market		
Ships chandlery		
Single-family dwelling	c	c
Small, nonresidential facility for educational, scientific or . . . # 6		
Small, nonresidential facility w/o structures for educational . . . # 7		
Student housing		
Terminal yard and trucking facility		
Transient accommodations, non-profit		
Transient accommodations (TA-1)	b	b
Transient accommodations (TA-2)		
Transient accommodations (TA-3)		
Transient accommodations (TA-4)		
Transient accommodations (TA-5)		
Transient accommodations (TA-6)		
Transient accommodations (TA-7)		
Transient accommodations (TA-8)		
Transportation facility		
Two-family dwelling	c	c
Undertaking establishment		c
Upholstery shop		
Uses or structures accessory to permitted uses or structures	c,b1	c,b1
Vacation rentals on homestead exemption property	c11	c11
Vacation rentals on non-homestead property		
Vacation rentals in units in multifamily dwelling I or on lots containing in total 3 or 4 dwelling units		
Vacation rentals in units in multifamily dwelling II or on lots containing in total 5 or more dwelling units		

Table of Permitted Uses		
Use	Bar Harbor Historic	Bar Harbor Residential
Veterinary clinic		
Warehousing or storage facility		
Wholesale business establishment		
Wireless communications facility	b	b

**Table of Permitted Uses
Key to Appendix C**

Permissibility of Use

- a = Activity or structure allowed without a permit, provided it complies with all provisions of this chapter.
- b = Activity or structure requires approval through site plan review process before it may be commenced or built.
- c = Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built.
- l = Activity or structure requires permit issued by local Plumbing Inspector before it may be commenced or built.

blank space = activity prohibited.

Footnotes

- 1 CEO permit required for uses or structures accessory to uses or structures requiring CEO permit; Planning Board/Planning Department approval required for uses or structures accessory to uses or structures requiring Planning Board/Planning Department approval. [Amended 5-5-2003]
- 2 CEO permit required for uses or structures with total developed area not exceeding 2,000 square feet; Planning Board approval required for uses or structures with total developed area of more than 2,000 square feet.
- 3 Only from the north side of Route 3 shoreward for 500 feet from the Trenton town line to Jones Marsh Resource Protection District.
- 4 Lumber yard only.
- 5 Provided that a variance from the setback requirement is obtained from the Board of Appeals.
- 6 CEO permit required for temporary structures; Planning Board approval required for permanent structures.
- 7 CEO permit for services accessory to uses or structures requiring CEO permit; Planning Board/Planning Department approval required for services accessory to uses or structures requiring Planning Board approval. [Amended 5-5-2003]
- 8 Except to provide access to permitted uses within the district or where no reasonable alternative route or location is available outside the Resource Protection District, in which case Planning Board approval is required.

9 Single-family dwelling and two-family dwelling permitted only as part of a retirement community on the south side of Crooked Road.

10 CEO permit required for uses or structures with gross leasable area not exceeding 2,000 square feet; Planning Board/Planning Department approval required for uses or structures with gross leasable area of more than 2,000 square feet. [Amended 5-5-2003]

11 Activity allowed only for single-family dwelling on a homestead exemption property plus one additional accessory dwelling on same property. This activity includes a unit in a two-family dwelling where the unit is a homestead exemption property and the two-family dwelling in the sole principal structure on the lot. [Added 6-13-2006]

12 Activity allowed only for single-family dwelling on a non-homestead exemption property plus one additional accessory dwelling unit on same property. This activity includes the units in a two-family dwelling when the two-family dwelling is the sole principal structure on the lot. [Added 6-13-2006]

Expansion of Abbreviated Uses

#1 Activities necessary for managing and protecting the land, such as surveying, fire protection, emergency operations, etc.

#2 Forest management activities, including timber harvesting supervised by a licensed forester.

#3 Nonintensive recreational uses, not requiring structures, such as hunting, fishing and hiking.

#4 Private club organized after May 2, 1988, and any such club in existence and operating on May 2, 1988, planning a substantial change in its clubhouse or facilities.

#5 Residential facility for use by employees, students, trainees or visiting scientists and academicians, such facilities being necessary for the furtherance of the institutional mission.

#6 Small, nonresidential facility for educational, scientific or nature interpretation purposes.

#7 Small, nonresidential facility, without structures, for educational, scientific or nature interpretation purposes.